

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL  
PLANNING GROUP. Minutes of the meeting on 8 December 2008.

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Item 1. Chairperson Wally Riggs called the meeting to order at 1900 hours and the San Diego County Pledge of Allegiance was recited.

- Planning Group members Ulm, Slagill, Bowen, Walls, Riggs, Bretz, Manning, Harris, Smith and Gabler were present, forming a quorum of 10.
- Planning Group member Hertel was absent, but excused.
- Planning Group members Pasek, Crocker and Myrick were absent, not excused.
- Wally Riggs recalled part of the Item 8a motion that was not included in the draft minutes of the meeting on 10 November, and he requested a correction to add the words "...and to request DPW also to assess the feasibility of a Right Turn Lane on westbound Dehesa Road for turning northbound onto Harbison Canyon Road," following the words "Harbison Canyon Road," on the last line of paragraph 2, Item 8a.
- Pat Ulm moved that the Planning Group approves the minutes of the meeting on 10 November with the addition of the wording recalled by Riggs that was left out of the draft minutes of the original motion. The motion to approved the corrected minutes passed (10 yes; 0 no; 0 abstain).
- There were no expense reimbursement requests.

Item 2. Announcements.

- Lory Walls (Dehesa) announced that the Dehesa Valley Community Council met on 1 December; that a presentation on Solar Energy/Alternative Energy was given at the meeting; and also that the Dehesa Fire Station is now continuously staffed with a responder 24 hours per day, 7 days per week.
- Mary Manning (Harbison Canyon) announced that the Open House for the dedication of the new Harbison Canyon Fire Station is set for 7 February 2009; that Supervisor Diane Jacobs will be present from 11 am to 1 pm at the dedication; and the station will be continuously staffed with responders from the CALFire Intermountain Reserves 24 hours per day, 7 days per week.
- Wally Riggs (Dehesa) announced that the Sycuan Tribe has decided not to pursue final approval of the 2007 Amended Compact.

Item 3a. Open Forum. No one requested to speak.

Item 3b. Group Forum. No one requested to speak.

Item 4. Committee Reports.

- 2020 General Plan. Mary Manning reported on attending the Department of Planning and Land Use "Service First Initiative" meeting, and she provided Planning Group members with handouts of a new organizational chart of the DPLU, and of the goals and timelines of the Service First Initiative for improving DPLU operations. She also reported that DPLU has closed its satellite offices in San Marcos and El Cajon, but that it has announced a new policy inviting its customers, when attempting to contact a DPLU staff person,

to try calling that staff person's supervisor if they have not received a return call within 3 days.

- Subregional Community Boundaries. Gary Crocker was not present to provide a report. Chairperson Wally Riggs announced he would appoint a replacement for Crocker at the January 2009 meeting if necessary.

Item 5. Private Project Proposal. Proposed Elder Community Facility, Wilson Road, Dehesa. Mr. Peter McColl gave a presentation describing a proposed elder care facility he and partners hope to build on Wilson Road in Dehesa. An application for the project has not been submitted to the County yet, so the presentation is for information and does not require Planning Group action. Developed on a 155-acre parcel, the project would include 150 cottages (1,200 square feet each, for 2 independent residents); 12 large assisted care facilities housing 60 residents each; an Alzheimer's Facility housing 200 residents; a community center facility; and a maintenance facility. An undetermined number of staff persons would be needed to provide care and support for the approximately 1,220 elder residents at the facility. Water for the facility would be provided by Padre Dam Water District; sewage would be treated at an on-site package treatment plant; access would be provided by Wilson Road from Dehesa Road, and by a second access connecting to Harbison Canyon Road. The 150 cottages of the project would be owner occupied and would sell for \$375,000 to \$450,000 each, with a \$200 per month Home Owner's Association fee.

The 2020 General Plan Land Use Designation for this property is a 20-acre minimum lot size and will allow no more than 7 residences on the 155 acres. The project will require a Special Use Permit, but can potentially be approved according to the current General Plan. Mr. McColl suggested that the community could benefit by working with him and Padre Dam Water District to establish a Special Assessment District that could minimize water hookup costs to the District for all participants.

Item 6a. Public Project Proposal. Notice of Intent to adopt a Negative Declaration for the Sycuan Reservation annexation to Otay Water District, Chairperson Wally Riggs reported that he had received a written Notice of Intent from Otay Water District concerning the District's intent to adopt a Negative Declaration for a proposed annexation of the Sycuan Reservation. He also attended a public meeting about this Notice of Intent and the proposed annexation project, and learned that:

- The annexation would expand the boundaries of water and sewer service areas served by Otay Water District to include the Sycuan Reservation;
- Non-reservation property owned by the Sycuan Tribe would be moved from Padre Dam Water District service areas into Otay Water District service areas;
- Otay Water District now has to mitigate for every new gallon it serves to its customers, and the District requires that reclaimed water is used for all irrigation by new customers;
- Sycuan Tribe intends to continue its use of groundwater for landscape irrigation;
- Valle de Oro Community Planning Group has expressed concern that the Rancho San Diego Pump Station was not planned and constructed to accommodate the unanticipated potential sewage volume that could result from annexation of

Sycuan Tribe properties and the Sycuan Reservation into the Otay Water District;

- The deadline for providing comments on the proposed Negative Declaration for the annexation project is 30 December 2008.

Planning Group members briefly discussed the growth inducing impacts potentially resulting from extending Otay Water District water and sewer service more deeply into the Subregion along Dehesa Road, and also the history of Rancho San Diego Pump Station and its fully committed capacity for accepting sewage.

Lory Walls moved that the Planning Group opposes Otay Water District's intent to adopt a Negative Declaration for the proposed annexation of the Sycuan Reservation into the District, and that the Planning Group requests an Environmental Impact Report be prepared for this project for the following reasons:

- 1) Extending Otay Water District water and sewer service to the Sycuan Reservation will have significant growth inducing impacts to the Crest-Dehesa-Granite Hills-Harbison Canyon Subregion.
- 2) Extending sewer service to the Sycuan Reservation is a violation of Board of Supervisors Policy I-107.
- 3) The capacity of the Rancho San Diego sewer pump station and the capacity of the Point Loma sewage treatment facility are likely to be inadequate for accepting the additional sewage that could be generated and gathered as a result of the proposed annexation.
- 4) There are significant unresolved issues related to the sovereignty of the Sycuan Tribe that could adversely impact other property owners served by Otay Water District if the project encounters cost overruns or other difficulties.
- 5) The ultimate dimensions and cumulative components of this project are not specifically described, so its potential impacts are unknown without preparation of an Environmental Impact Report that analyzes all current properties, as well as any properties acquired in the future by the Sycuan Tribe, that would be included in annexation to the District.
- 6) The District's annexation of the Sycuan Tribe's lands will lead to the addition of significant infrastructure in the form of new water and sewer extensions into the Subregion, but the County's 2020 General Plan and Subregional Land Use Designations are based on the absence of additional District facilities, so the project has the potential to diminish the applicability of the General Plan which in turn could cause adverse environmental impacts on the ground.

The motion passed (10 yes; 0 no; 0 abstain), with the understanding that a Planning Group letter opposing the Negative Declaration and requesting preparation of an Environmental Impact Report will be sent to Otay Water District; and copies of this letter will be sent to Supervisor Diane Jacob, to the County Department of Planning and Land Use, to LAFCO, and to the Padre Dam Water District.

Item 6b. Public Project Proposal. TPM 20716 RPL1, Kemerko Minor Subdivision. Chairperson Wally Riggs reviewed that the Planning Group recommended approval of

the project in 2003; that it recommended approval of a waiver concerning public road improvements in November 2008; and that tonight the Group can consider and take action concerning the Notice of Intent to adopt a Mitigated Negative Declaration for the Kemerko Minor Subdivision.

Residents of properties adjacent to the project spoke to the Planning Group about their concerns about potential significant impacts from the proposed subdivision that they believe have not been adequately addressed by the proposed Mitigated Negative Declaration. Planning Group member Mary Manning (Harbison Canyon) pointed out that for the first time the Planning Group was receiving input from potentially impacted neighbors.

Lory Walls moved that the Planning Group opposes the approval of preparing a Negative Declaration for TPM 20716 RPL1 and requests an Environmental Impact Report be prepared for this project, due to new community input about potential impacts to existing homes neighboring the project, including concerns about:

- 1) Storm water runoff from the project that would be directed into existing natural drainage features that extend into the neighboring developed lots with homes.
- 2) The hazardous, unsafe situation that would exist due to construction of the project's access road immediately along the southeasterly property boundary adjacent to neighboring homes.
- 3) Short term project construction noise impacts, and permanent noise impacts from the project's access road location, that would be experienced by neighboring homes.
- 4) Impacts of the project's access road location that would adversely affect the privacy of neighboring homes,

The motion passed (10 yes; 0 no; 0 abstain).

Item 7. Unfinished Business. None.

Item 8a. New Business. Parking Concerns on Harbison Canyon Road and Saint George to Ridge Trail, Harbison Canyon. Harbison Canyon residents Anne Stundahl and Rich Connick described a situation on a narrow section of St. George between its intersection with Harbison Canyon road and Ridge Trail where vehicle parking on the shoulder reduces the available road width enough to create a safety concern, potentially blocking passage and access by emergency vehicles, and creating unsafe conditions for vehicles turning off Harbison Canyon Road onto St. George. St. George is a privately maintained public county road, and widening the road does not seem feasible.

Mary Manning moved that the Planning Group requests that the Traffic Advisory Committee approves a study of establishing a no-parking policy from 900 St. George to the intersection with Ridge Trail, due to public safety concerns for uninterrupted emergency vehicle access on St. George. The motion passed (10 yes; 0 no; 0 abstain).

Item 8b. New Business. Declaration of Vacancy, Planning Group Seat One, Crest. Chairperson Wally Riggs reminded the Planning Group that Jeff Pasek did not re-file for election to Seat One, Crest, and that it would be vacant as of 1 January 2009. He asked

for Group consensus to declare that Seat One, Crest will be vacant as of 1 January 2009 so that the vacancy can be advertised and nominations for appointment accepted.

Pat Ulm moved that the Planning Group declares Seat One, Crest, vacant as of 1 January 2009. The motion passed (10 yes; 0 no; 0 abstain).

Item 8c. New Business. Appointment of Nominating Committee for 2009 Planning Group Officers. Chairperson Wally Riggs appointed a Nominating Committee for 2009 Planning Group Officers composed of Lory Walls (Dehesa), Charles Smith (Granite Hills), and Jason Harris (Harbison Canyon). All accepted these appointments.

Item 8d. New Business. Website Hosting Upgrade. Chairperson Wally Riggs and Group member Mark Gabler explained the opportunity to extend the Planning Group website service at its renewal time with a 2-year service contract at a reduced rate.

Pat Ulm moved that the Planning Group approves renewing its website hosting service at renewal time in March 2009 with a 2-year service agreement. The motion passed (10 yes; 0 no; 0 abstain).

Item 9. Adjournment. Mark Gabler (Crest) moved adjournment at 2100 hours. The motion passed unanimously.

Respectfully submitted, William L. Bretz (Secretary)